

**MINUTES
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
FEBRUARY 13, 2002**

PRESENT: David Gulino, Chairman
Chuck Lotzar, Vice Chairman
Betty Drake, Commissioner
Margaret Dunn, Commissioner
Kay Henry, Commissioner
Tony Nelssen, Commissioner
Kevin Osterman, Commissioner

STAFF: Pat Boomsma
Jerry Stabley
Tim Curtis

CALL TO ORDER

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Gulino at 5:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

COMMISSIONER OSTERMAN read the opening statement which describes the role of the Planning Commission and the procedures used in conducting this meeting.

CHAIRMAN GULINO stated there are citizen comment cards for the two items on the regular agenda. The Planning Commission's intention is to continue cases 1-GP-2002 & 1-ZN-2002 for two weeks.

MINUTES APPROVAL

1. January 30, 2002

COMMISSIONER HENRY MADE A MOTION TO APPROVE THE JANUARY 30, 2002 MINUTES AS PRESENTED. SECOND BY COMMISSIONER DRAKE.

THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

2. 1-GP-2002 (Hancock Homes) – request by Beus Gilbert PLLC, applicant, Estate of Linda Moore, owner, for General Plan amendment as follows:
 - 13+/- acres located at the northeast corner of the intersection of Frank Lloyd Wright Boulevard and Thunderbird Road: **From** Major Office (Category 32) to 2-4 Dwelling Units per Acre (Category 14); and
 - 27+/- acres located at the northwest, southwest and southeast corners of Frank Lloyd Wright Boulevard and Thunderbird Road: **From** 4-8 Dwelling Units per acre (Category 15) to 2-4 DUA (Category 14); and
 - Amend the Circulation Element of the General Plan: Remove the Minor Arterial street classification for the Thunderbird extension northeast of Frank Lloyd Wright Boulevard; and
3. 1-ZN-2002 (Hancock Homes) – 57 +/- acres of the subject property located on all sides of the intersection of Frank Lloyd Wright Boulevard and Thunderbird Road: Rezone **from** Single Family Residential (R1-35) zoning to Single Family Residential (R1-10) zoning.

CHAIRMAN GULINO stated there are three citizen comment cards from people wishing to speak.

(VICE CHAIRMAN LOTZAR DECLARED A CONFLICT ON CASES 1-GP-2002 AND 1-ZN-2002 AND DID NOT PARTICIPATE IN THE DISCUSSION OR THE VOTE.)

COMMISSIONER OSTERMAN MOVED TO CONTINUE CASES 1-GP-2002 AND 1-ZN-2002 UNTIL THE FEBRUARY 27, 2002 PLANNING COMMISSION MEETING. SECONDED BY COMMISSIONER DUNN.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0) WITH VICE CHAIRMAN LOTZAR ABSTAINING.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY)

CHAIRMAN GULINO stated if any of those individuals submitting cards cannot attend the February 27, 2002 Planning Commission meeting they will be given the opportunity to speak tonight.

(**MR. SPIRO** got up to speak and placed a document on the ELMO screen, at which time **CHAIRMAN GULINO** requested Mr. Spiro permit staff to present this case.)

MS. BOOMSMA informed the Chairman that the presentation was not necessary since the items had been continued.

MS. BOOMSMA stated based on what Mr. Spiro has placed on the screen, she is anticipating that his comments may not address the case that is on the agenda this evening. If that is the case, there cannot be discussion.

LEON SPIRO, 7814 E. Oberlin Way, then began discussing the letter he had placed on the screen and GLO abandonments.

CHAIRMAN GULINO informed Mr. Spiro that the Commission is not discussing the abandonments that were discussed in study session.

MR. SPIRO stated the reason the letter is on the screen is because of the three parcels that are in question for Hancock Homes. He inquired if they were GLO parcels, meaning possibly an assemblage of GLO parcels. He said there are a lot of parcels that are assembled and he felt this should be called to the attention of the Planning Commission and City Council. He noted that the letter on the screen is from the Director of the Maricopa County Board of Supervisors and that Commissioner Nelssen brought to the Commission's attention during tonight's study session. He added that a lot of the GLO property owners do not know their rights. He further added this is something wrong that need to be corrected.

CHAIRMAN GULINO informed Mr. Spiro that this issue was not on the agenda.

MR. SPIRO inquired if these lots had GLO easements on them. **MR. STABLEY** stated the lots on the Hancock Homes application do not have any GLO parcels.

DAVID FOULK, 9840 E. Winchcomb Drive, spoke in favor of these requests. He stated he felt the low-density single family housing in those parcels would be the best use of that land because of the large numbers of high-density condos and apartments in the immediate area has really impacted the traffic in that neighborhood.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY)

WRITTEN COMMUNICATION

There was no written communication.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at 5:15 p.m.

Respectfully Submitted,

"For the Record " Court Reporters